

146.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

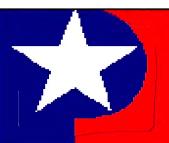
823,400 / 823,400

USE VALUE:

823,400 / 823,400

ASSESSED:

823,400 / 823,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
58		FISHER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WOLFE CHRISTOPER M	
Owner 2: WOLFE KATHERINE A	
Owner 3:	

Street 1: 58 FISHER ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: NICHOLAS DOROTHY F -
Owner 2: -

Street 1: 58 FISHER ROAD
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,428 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6428		Sq. Ft.	Site		0	80.	0.95	9									490,271						490,300	

IN PROCESS APPRAISAL SUMMARY												Legal Description											
Use Code												Land Size											
101												Building Value											
6428.000												Yard Items											
3,700												Land Value											
490,300												Total Value											
823,400																							

User Acct
96452
GIS Ref
GIS Ref
Insp Date
01/14/09

!11475!

USER DEFINED

Prior Id # 1: 96452

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Very Good														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	BrickorStone			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating: Good														
Prime Wall: 1	Wood Shingle			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			OTHER FEATURES															
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl: 2	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	Average			CONDOS INFORMATION															
Year Blt: 1937	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G15	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2	Plaster			Functional:		%		Interior:		1	7	3							
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T	Typical			Special:		%		Kitchen:											
Prim Floors: 3	Hardwood			Override:		%		Baths:											
Sec Floors:		%		Total: 18.6 %				Plumbing:											
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 125.00				Heating:											
Bsmnt Gar:				Size Adj: 1.31204283				General:											
Electric: 3	Typical			Const Adj: 0.98990101				COMPARABLE SALES											
Insulation: 2	Typical			Adj \$ / SQ: 162.349				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 97500															
Heat Fuel: 1	Oil			Grade Factor: 1.00															
Heat Type: 5	Steam			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 404663															
% Com Wall:		% Sprinkled:		Depreciation: 75267															
				Depreciated Total: 329395															
								WtAv\$/SQ:		AvRate:		Ind.Val							
								Juris. Factor:	1.00	Before Depr:	162.35								
								Special Features:	0	Val/Su Net:	120.93								
								Final Total:	329400	Val/Su SzAd:	207.69								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 146.0-0007-0001.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	12X20	A	AV	1940	25.42	T	40	101			3,700		3,700		
More: N	Total Yard Items:	3,700		Total Special Features:			Total:	3,700											